

**NOTICE OF POSSIBLE QUORUM OF THE TOWN OF BUCKEYE COMMUNITY DEVELOPMENT BOARD:** PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE TOWN DEVELOPMENT BOARD AT THIS MEETING.

**TOWN OF BUCKEYE  
REGULAR COUNCIL MEETING**

**AUGUST 15, 2006**

**AGENDA**

**Town Council Chambers  
100 N. Apache Road  
Buckeye, AZ 85326  
7:00 p.m.**

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623 386-4691) 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. (TTD 623 349-6400)*

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*Members of the Town Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.*

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**1. Call to Order/Pledge of Allegiance/Roll Call.**

*Council Action: None.*

**2. Comments from the Public - Members of the audience may comment on any item of interest.**

*Council Action: Open Meeting Law does not permit Council discussion of items not specifically on the agenda.*

**CONSENT AGENDA ITEMS**

**Approval of items on the Consent Agenda - All items with an (\*) are considered to be routine matters and will be enacted by one motion and vote of the Town Council. There will be no separate discussion of these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.**

**\*3. Council to consider and if advisable, approve the minutes of the August 1, 2006 Workshop and Regular Council meeting as presented. APPROVED**

**\*4. Council to consider and if advisable, approve the invoices due by the Town for payment. Copies of invoices are available at Town Hall. APPROVED**

**5. NEW ITEMS - CONSENT AGENDA**

**\*5A. Council to consider and if advisable, approve the upgrade of the Caselle Financial Management system in the approximate amount of \$52,000 and transfer budget authority from General Fund Contingency (CIP Projects) to the Automation Technology CIP Fund. APPROVED**

**\*5B. Council to consider and if advisable, approve the budgeted purchase of additional Storage Area Network drives in the approximate amount of \$100,000 from Xiotech. APPROVED**

**\*5C. Council to consider and if advisable, approve the upgrade to the Police Department's Spillman system in the approximate amount of \$57,000. APPROVED**

**\*5D. Council to consider and if advisable, approve the Car Allowance Policy as presented. APPROVED**

**\*5E. Council to consider and if advisable, approve the request to reclassify the Management Assistant to the Town Manager to the Assistant to the Town Manager, Grade 64, Step 3. APPROVED**

**\*5F. Council to consider and if advisable, approve a Final Plat for Blue Horizons Parcel 11 for approximately 25.36 acres consisting of 124 single family lots generally located north of the Blue Horizons Parkway within the north half of Section 8, subject to the attached stipulations. Request by Mauricio Iaquelli of REB Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 11 FP05-72 APPROVED**

**\*5G. Council to consider and if advisable, approve a Final Plat for Blue Horizons Parcel 10 for approximately 28.32 acres consisting of 133 single family lots generally located north of the Blue Horizons Parkway within the northwest half of Section 8, subject to the attached stipulations. Request by Mauricio Iaquelli of REB Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 10 FP05-71 APPROVED**

**\*5H. Council to consider and if advisable, approve a Final Plat for Blue Horizons Parcel 9 on approximately 24.8 acres consisting of 23 single family lots generally located northwest of the Blue Horizons Parkway within the northwest quarter of Section 8, subject to the attached stipulations. Request by Mauricio Iaquelli of REB Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 9 FP05-52 APPROVED**

**\*5I. Council to consider and if advisable, approve a Final Plat for Blue Horizons Parcel 8 on approximately 21.59 acres consisting of 87 single family lots generally located northwest of the Blue Horizons Parkway within the northwest quarter of Section 8, subject to the attached stipulations. Request by Mauricio Iaquelli of REB Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 8 FP05-84 APPROVED**

**\*5J. Council to consider and if advisable, approve a Final Plat on approximately 124.4 acres consisting of 19 tracts and 6 parcels generally located west of Sun Valley Parkway, north of Trillium Parkway, east of 300<sup>th</sup> Drive, and south of Soledad Street. Request by Paul Gilbert on behalf of Joel Farkas of Trillium West, L.L.C. TRILLIUM PHASE 1 MASTER PLAT #1 FP06-23 APPROVED**

**\*5K. Council to consider and if advisable, approve a Final Plat for Riata West Unit 2 on approximately 110.16 acres consisting of 453 single family lots generally located west of Riata Parkway within a portion of the south half of Section 28. Riata West is bounded by Watson Road to the east, Riata Parkway to the west, Roeser Road to the north and Southern Avenue to the south. Request by Eric Froberg of RBF Consulting on behalf of D.R.Horton Inc. – Dietz-Crane. RIATA WEST UNIT 2 FP05-87 APPROVED**

**\*5L. Council to consider and if advisable, approve a Final Plat for Parcel 4.505 for the Verrado Master Planned Community on approximately 6.63 acres, generally located east of Verrado Way and north of Sunrise Lane within Phase 1B north of the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr B 1 76 VERRADO PARCEL 4.505 FP05-79 TABLED UNTIL SEPT 19, 2006**

**\*5M. Council to consider and if advisable, approve a Final Plat for Parcel 4.616 for the Verrado Master Planned Community on approximately 3.36 acres, generally located east of Verrado Way and south of Sunrise Lane within Phase 1B north of the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr B 1 76 VERRADO PARCEL 4.616 FP05-80 TABLED UNTIL SEPT. 29, 2006**

**\*5N. Council to consider and if advisable, approve a Final Plat for Parcel 5.505 for the Verrado Master Planned Community on approximately 60 acres, generally located west of Golf Drive and north of Sunrise Lane within Phase 3 North of the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr**

**B 1 76 VERRADO PARCEL 5.505 FP06-60 APPROVED**

*Council Action: Motion to approve Consent Agenda Items \*3, \*4, \*5A, \*5B, \*5C, \*5D, \*5E, \*5F, \*5G, \*5H, \*5I, \*5J, \*5K, \*5L, \*5M and \*5N..*

**6. NON CONSENT AGENDA ITEMS – NEW BUSINESS**

**6A. Council to consider and if advisable, adopt Ordinance 65-06 increasing the corporate limits of the Town of Buckeye, Arizona, by annexing approximately five acres contiguous to the existing Town limits of the Town of Buckeye, Arizona, generally located south of the Yuma Road alignment and east of the 315<sup>th</sup> Avenue alignment. Request by Jon and Shannon Cowell on behalf of Jim and Sandy Harris. COWELL A06-11**

*Council Action: APPROVED.*

**6B. Council to consider and if advisable, adopt Ordinance 66-06 increasing the corporate limits of the Town of Buckeye, Arizona, by annexing approximately 174 acres contiguous to the existing Town limits of the Town of Buckeye, Arizona, located to the southeast of Van Buren Street, and Sun Valley Parkway. Request from Stephen Earl on behalf of Stardust Development Inc. TARTESSO TOWN CENTER ADDITIONAL ACRES A05-39**

*Council Action: APPROVED.*

**6C. PUBLIC HEARING** A Public Hearing will be conducted to hear citizen input on the request by George Musser of Musser Engineering on the proposed General Plan Amendment to the Town of Buckeye General Development Plan Land Use District Map and amending the designation of approximately fourteen acres located at the southwest corner of Yuma Road and the Tuthill Road alignment from Open Space to Mixed Economic Use.

*Council Action: None. Public Hearing Only.*

**6D. Council to consider and if advisable, adopt Resolution 35-06 authorizing a General Plan Amendment to the Town of Buckeye General Development Plan Land Use District Map and amending the designation of approximately fourteen acres located at the southeast corner of Yuma Road and the Tuthill Road alignment from Open Space to Mixed Economic Use. Request by George Musser of Musser Engineering Consultants, Inc. on behalf of Mountain Views South, L.L.C. c/o P.K. Development, L.L.C. YUMA/TUTHILL COMMERCIAL CENTER GENERAL PLAN AMENDMENT GPA(m)06-01**

*Council Action: APPROVED*

**6E. Council to consider and if advisable, adopt Ordinance 67-06 amending the Zoning Map of the Town of Buckeye on approximately fourteen acres generally located at the southeast corner of Yuma Road and the Tuthill Road alignment to the Commercial Center (CC) Zoning District. Request by George Musser of Musser Engineering Consultants, Inc. on behalf of Mountain Views South, L.L.C. c/o P.K. Development, L.L.C. YUMA/TUTHILL COMMERCIAL CENTER REZONING RZ06-04**

*Council Action: APPROVED*

**6F. Council to consider and if advisable, approve a Map of Dedication (MOD) for the roadways in Phase 2 in the Blue Horizons Community Master Plan located in a portion of Section 8, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Request by Mauricio Iaquelli of RBF Consulting on behalf of Matt Cox of Lennar Homes BLUE HORIZONS MAP OF DEDICATION MOD05-10**

*Council Action: APPROVED*

**6G. PUBLIC HEARING** A Public Hearing will be conducted to hear citizen input on the proposed request by Denise Lacey of RBF Consulting on behalf of the applicant Rose Law Group, P.C. of an Area Plan for the Desert Creek project. This area plan covers nearly 2,233 acres located near the western edge of the Town of Buckeye Planning Area and Interstate 10 and the Hassayampa River. DESERT CREEK AREA PLAN AP05-10

*Council Action: APPROVED*

**6H. Council to consider and if advisable, adopt Resolution 36-06 approving an Area Plan for the Desert Creek Project on approximately 2,233 acres generally located hear the western edge of the Town of Buckeye Planning Area at Interstate 10 and the Hassayampa River. Request by Denise Lacey of RBF Consulting on behalf of the applicant, Rose Law Group, P.C. DESERT CREEK AREA PLAN AP05-10**

*Council Action: APPROVED*

**6I. PUBLIC HEARING A Public Hearing will be conducted to hear citizen input on the request by Denise Lacey of RBF Consulting on behalf of Cotton Pickin' L.L.C. for the proposed General Plan Amendment on approximately 19.97 acres from Agricultural/Rural Residential to General Commercial, located on the southeast corner of MC85 and Watson Road. (m)GPA05-09**

*Council Action: None. Public Hearing Only.*

**6J. Council to consider and if advisable, adopt Resolution 37-06 authorizing a General Plan Amendment to the Town of Buckeye General Development Plan Land Use Plan and amending the designation of approximately 19.97 acres generally located on the southeast corner of MC 85 and Watson Road from an Agriculture/Rural Residential designation to the General Commercial designation. Request by Denise Lacey of RBF Consulting on behalf of Cotton Pickin' L.L.C. COTTON PICKIN' (m)GPA05-09**

*Council Action: APPROVED*

**6K. Council to consider and if advisable, adopt Ordinance 68-06 amending the Zoning Map of the Town of Buckeye on approximately 19.97 acres generally located on the southeast corner of MC 85 and Watson Road from the Rural Residential (RR) Zoning District to the Commercial Center (CC) Zoning District. Request by Denise Lacey of RBF Consulting on behalf of Cotton Pickin' L.L.C. COTTON PICKIN' RZ05-34**

*Council Action: APPROVED*

**6L. Council to consider and if advisable, adopt Ordinance 69-06 approving both a Development Agreement and the Community Master Plan for the development known as Montiere, a Master Plan Community by Westpac Development Corporation on approximately 593 acres of land and authorizing execution of the Development Agreement. Request by Manjula Vaz of Gammage and Burnham on behalf of Johnson Family Trust. MONTIERE COMMUNITY MASTER PLAN CMP05-03**

*Council Action: TABLED TO SEPT 5, 2006*

**6M. PUBLIC HEARING A Public Hearing will be conducted to hear citizen input on the request by Kristin Thoma on behalf of Roger Buttrum/RDB Construction for the proposed annexation of approximately 31/31 acres from Maricopa County to the Town of Buckeye, generally located at the northwest corner of MC 85 and Rooks Road. BUCKEYE COMMERCE CENTER A06-07**

*Council Action: None. Public Hearing Only.*

**6N. Council to consider and if advisable, approve Amendment #2 to Project Engineering Consultants, LTD, Contract #PW2006ENG-0001, in the amount of \$98,530 to extend the 8" branching water mains that were installed in the first phase into the southern residential neighborhoods of downtown Buckeye.**

*Council Action: APPROVED.*

**6O. PUBLIC HEARING A Public Hearing will be conducted to hear citizen input in support of, or objections to, a proposed reallocation of assessments for Assessment No. 12 (aka Sunset Vista) within the Miller Road Improvement District as submitted by Elliott Homes.**

*Council Action: None. Public Hearing Only.*

**6P. Council to consider and if advisable, adopt Resolution 38-06 approving the application for Modification of Assessments of Assessment 12 of the Miller Road Improvement District.**

*Council Action: APPROVED.*

**6Q. Council to consider and if advisable, adopt Resolution 39-06 approving the application for Modification of Assessments of Assessment 5 of the Miller Road Improvement District.**

*Council Action: APPROVED*

**6R. Council to consider and if advisable, adopt Resolution 40-06 approving the application for Modification of Assessments of Assessment 4 of the Miller Road Improvement District.**

*Council Action: APPROVED*

**7. Town Manager's Report - The Town Manager may provide a brief summary of current events; however, there can be discussion on the following matters:**

- (1) *Manager's update on Council related matters*
- (2) *Update on Legislative issues.*

**8. Comments from the Mayor and Council - Mayor and Council may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.**

**9. Adjournment.**

*Council Action: Motion to adjourn.*